



# **PLANNING COMMISSION**

## **MINUTES**

**July 14, 2010**

**7:30 P.M.**

**CITY OF FREDERICKSBURG  
715 PRINCESS ANNE STREET  
COUNCIL CHAMBERS**

### **COMMISSION MEMBERS**

**Roy McAfee, Chair  
Dr. Roy Gratz, Vice-Chair  
Susan Spears, Secretary, Absent  
Ricardo Rigual, Absent  
Edward Whelan, III  
Vic Ramoneda  
Berkley Mitchell**

### **CITY STAFF**

**Ray Ocel, Director of Planning**

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#### **1. CALL TO ORDER**

The July 14, 2010 Planning Commission meeting was called to order at 7:30 p.m. by Chairman Roy McAfee.

#### **2. PLEDGE OF ALLEGIANCE**

#### **3. ADOPTION OF MINUTES**

- May 25, 2010 Joint Public Hearing minutes were approved as submitted.
- May 26, 2010 minutes were approved as submitted.
- May 26, 2010 work session minutes were approved as submitted.

#### **PUBLIC HEARING ITEMS**

4. Comprehensive Plan Compliance Review – This is a request to determine whether the proposed vacation of an unimproved portion of Pierson Street is substantially in accord with the City's Comprehensive Plan, as required by Virginia Code Section 15.2-2232. This section of the Code requires the Planning Commission to review and approve the proposed vacation of a public right of way as being substantially in accord with the adopted comprehensive plan or part thereof.

Mr. Ocel said that the applicant requests this portion of unimproved right-of-way be vacated in order to clean up the area and landscape it. The applicants, Mr. James Branscombe lives at 1400 Washington Avenue and Mr. Richard Harrison lives at 1304 Washington Avenue. If the vacation of the right-of-way is approved, half of the right-of-way will be obtained by each applicant and consolidated into their respective properties. Please note on the plat that Mr. Branscombe will also consolidate six individual undeveloped lots he and his wife own to the rear of their property

into one lot. The Harrison's will do the same thing by consolidating five undeveloped lots to the rear of their property and the vacated right-of-way into one lot. These two new lots are designated as Parcel A and Parcel B on the plat submitted with the application.

The question for the Planning Commission is whether the proposed vacation of the right-of-way is substantially in accord with the adopted Comprehensive Plan or part thereof.

The City's Comprehensive Plan was adopted in September of 2007. The current Plan and previous associated studies address this in a number of places. Chapter 8, Transportation and Mobility address unimproved streets and alleys in the following way:

Older areas of Fredericksburg contain streets and alleys, some of which have been used over time for vehicle and/or pedestrian movements, some of which have remained unimproved and exist only as un-opened public right-of-way. In some circumstances, these streets and alleys have the potential for enhancing pedestrian, bicycle, and automobile mobility by providing additional travel routes. In other cases, the dedicated public right-of-way does not offer any viable connection or travel route. *Periodically the City receives a request for vacation of an unused right-of-way. Action by the City to approve or deny such a request should be based upon whether or not the subject right-of-way appears on any plan as a possible street, sidewalk, path, or bikeway, and whether or not the subject corridor has potential for such use.* (Emphasis added)

The improvement of the right-of-way also does not appear to be called for in the Transportation and Mobility's Goals, Policies and Initiatives set forth in Chapter 8 of the Comprehensive Plan. The Pierson Street unimproved right-of-way is not included in any of the proposed trail alignments envisioned by the City's trail plan, "The Fredericksburg Pathways Plan" (2006).

In addition, the topography of the undeveloped right-of-way makes it very unlikely that the road will be extended. The property slopes severally away from Washington Avenue to Kenmore Park to the west. Due to the slope of the land and the existence of the park at the terminus of the right-of-way makes it unlikely that the construction of the road will serve any purpose. If the undeveloped lots on either side of the right-of-way were not being consolidated into one lot by each applicant, then the right-of-way could not be vacated as it would be needed to serve the lots in the future as they developed with single family houses.

The applicants purposed the right-of-way vacation in order to be able to clean the area up of undergrowth and debris and to consolidate the vacated right-of-way and unimproved lots into one large lot for each of the applicants. The plat depicts how the resulting lots will look. Both will be approximately three-quarters of an acre.

Mr. Ocel said that staff recommends the Planning Commission determine that the proposed right-of-way vacation is in substantial accordance with the 2007 Comprehensive Plan as the right-of-way does not serve a critical transportation function, and there are no future plans for the improvement or use of this right-of-way in any City plan or document.

Dr. Gratz asked for clarification that the lots will become one lot each (for a total of two) with a home situated on each lot.

Mr. Ocel said this was correct. One lot will consist of approximately 30,000 square feet and the other will consist of approx., 35,000 square feet.

Mr. Jim Branscome, 1400 Washington Avenue, said the land is currently an eyesore with homeless persons, tents, trash and occasional fires. He asked for a favorable outcome from the Commission of his request.

Mr. McAfee asked the applicant if he had said fires were being set on these properties.

Mr. Branscome said yes, that the fire department had to be called on several occasions due to fires being set on the subject properties.

Mr. McAfee noted that one thing the staff report does not address is that this property leads to a park, and that as the City increases in density and goes back to a pedestrian lifestyle that perhaps a good idea would be for the city to pursue to replace what is given away. He asked the applicants if they would be amiable to swapping the end lot to be added to the park.

Mr. Branscome said that the bottom lots have to be used for runoff of stormwater requirements by the City,

Mr. Richard Harrison, 1304 Washington Avenue, said that the area to which Mr. McAfee refers is a wetlands area.

There was no public comment and no further questions of the Commission.

Mr. McAfee closed the public hearing on this item.

5. SUP2010-04: Artful Dimensions represented by Joseph Wilkinson – Special Use permit request in order to operate a cultural arts center at 911 Charles Street. The property is zoned CD, Commercial Downtown and the cultural arts facility requires the issuance of a special use permit. The property is designated as Downtown on the Future Land Use Map contained within the 2001 Comprehensive Plan.

Mr. Ocel said that this is a request by Artful Dimensions represented by Joseph Wilkinson to obtain a special use permit in order to establish a cultural arts center at 911 Charles Street. The property is zoned Commercial Downtown (CD) which a cultural arts center by special use permit. The property contains a building that contains approximately 15,531 square feet while this use will occupy approximately 3535 square feet of that building. The remaining areas of the building are occupied by Castiglia's restaurant (324-322 William St.), Bella Italia Deli (320 William St.), Network Title Inc. and Techs in the Burg (318 William St.), and Monroe Press. (913 Charles St.)

All of the properties surrounding this site are also zoned CD and contain various commercial uses including the above businesses as well as other retail, restaurant, office and museum uses.

The gallery is proposed to be operated during the hours of 10:00 am and 6:00 pm on a daily basis. However, this time will most likely be extended until 9:00 pm on the first Friday of each month to coincide with First Friday's. There may be other special events when the gallery is open later than 6:00 pm but that is unknown at this time. Members of the gallery may use the facility when it is not normally open to the public. Gallery members will provide the staffing for the facility and it is not anticipated that other employees will be employed according to the application.

It is anticipated that the gallery will have 20-25 members with 8 studios available for rent for its members. The gallery intends to display and sell dimensional art that will serve to broaden the scope of the arts community in the downtown area.

Special use permits are evaluated utilizing the criteria contained within section 14-704 of the Zoning Ordinance and they include:

- (a) The proposed special use at a specified location shall be:
  - (1) In harmony with the adopted comprehensive plan;
  - (2) In harmony with the purpose and intent of the zoning district regulations;
  - (3) In harmony with the existing uses or planned uses of neighboring properties.

- (b) The proposed special use and related improvements shall be designed, sited, landscaped and otherwise configured such that the use will not hinder or discourage the appropriate development or use of adjacent, neighboring or community land and structures, or impair the economic, social or environmental value thereof.

(1) In harmony with the adopted comprehensive plan.

The future land use map contained within the Comprehensive Plan designates this property as Downtown. The surrounding properties are designated in the same manner and lie within Land Use Planning Area 7: Downtown.

The Plan does not provide specific language for this property but the application will fulfill recommendation #1: Protect the historic aspects of the downtown business district, while accommodating growth through adoptive reuse of existing buildings and appropriate construction on infill site. The application also meets one of the key issues for this area in the following manner: Encourage adaptive reuse of historic buildings and infill development of vacant parcels.

There are other applicable sections of the Plan that are applicable to this use and they include:

**Downtown Goals:**

**Goal 2:**

The core downtown area will continue to serve as a center of commerce, culture, and community, government, courts, and the post office, and will increasingly generate revenues to ensure the economic stability and longevity of the City.

**Goal 4:**

Downtown will include a well balanced mix of businesses, residences, services, arts, recreational and historical assets, and include government services, including courts, city offices, and postal services.

**Downtown Policies:**

2. Encourage development of "destination" activates and unique uses downtown.

12. Work cooperatively with Fredericksburg's art community to develop additional arts and entertainment offerings downtown, and to establish Fredericksburg as a regional center for the arts.

13. Encourage and support development of arts events and festivals.

15. Encourage development of additional venues for performing and visual arts.

(2) In harmony with the purpose and intent of the zoning district regulations.

The intent section of the C-D district states that the C-D district is established to promote harmonious development, redevelopment and rehabilitation of uses in the commercial area of the Old and Historic Fredericksburg District. The regulations of this district are intended to implement the goals of the comprehensive plan for historic district development while encouraging mixed uses in the downtown area. The emphasis in site planning is to be placed upon enhancing pedestrian circulation, minimizing vehicular and pedestrian access conflicts among uses,

respecting geometry of the downtown streetscape, and maintaining continuity with the architectural precedents of the historic area.

The corresponding uses permitted by right and by special use permit are listed because they contribute towards meeting the intent of the district. A cultural arts center is permitted in the historic downtown district because such uses are an integral component of the downtown area and its establishment will assist in meeting the goal of supporting a mix of uses in the downtown district as well as expanding opportunities for the arts community.

Enhancing pedestrian circulation:

Pedestrian access is provided by the surrounding sidewalk system on Charles Street as well as the surrounding streets including William, Princess Anne and George Streets. In addition, it is likely that some patrons of the arts center inn will walk to other businesses in downtown thus avoiding having to drive to their destinations.

Respecting geometry of the downtown streetscape:

Even though no exterior renovations are proposed to the building at this time, the building, although not historically significant, will maintain the street profile along Charles and William Street which reinforces the development character of the district.

(3) In harmony with the existing uses or planned uses of neighboring properties.

The area abutting this property contains various commercial uses such as restaurants, retail shops, offices and banks and will not be a detriment to those uses. Conversely, the arts center use will compliment those uses as it is likely that a patron visiting the center will also patronize other businesses in the immediate downtown. The arts center is also planning on taking advantage of City sponsored events in order to increase awareness of the center and become an integral part of the growing arts community.

Staff is unaware of any additional proposed development in the area.

(b) The proposed special use and related improvements shall be designed, sited, landscaped and otherwise configured such that the use will not hinder or discourage the appropriate development or use of adjacent, neighboring or community land and structures, or impair the economic, social or environmental value thereof.

The use of the property for the proposed facility will not alter the exterior of the building or the site. On the other hand, it will provide additional activity in the area; improve an underutilized and vacant building as well as continue to increase opportunities for artists to display their talents and attract visitors and patrons to the downtown area.

Mr. Ocel said that based upon the application meeting the criteria noted above, staff recommends approval of the special use permit with the following conditions:

1. That the proposed use shall commence business within one year of the date of the adoption of the City Council Resolution.
2. That the use of the property be in substantial accordance with the application and supporting documents dated May 28, 2010 and supplemental information dated June 14, 2010.

The President of Artful Dimensions introduced Mr. Joe Wilkinson to answer any questions of the applicant.

Mr. Joe Wilkinson 4049 Woodside Drive, Fredericksburg, 22407, provided a description of the proposed art gallery.

Mr. Whelan asked where the main entrance would be.

Mr. Wilkinson said Charles Street.

There was no public comment on this item and the Commission had no further questions.

Mr. McAfee closed the public hearing on this application.

6. SUP2010-05. Holly Dunwoody. Special Use permit request in order to operate a beauty shop at 1204 Princess Anne Street. The property is zoned CT, Commercial Transitional which permit beauty shops by special use permit. The property is designated as Transitional/Office on the Future Land Use Map contained within the 2007 Comprehensive Plan.

Mr. Ocel said that this is a request by Holly Dunwoody to obtain a special use permit in order to establish a beauty shop located at 1204 Princess Anne Street. The property is zoned Commercial Transitional (CT) which permits a beauty shop by special use permit. The property contains a building that contains approximately 3000 square feet. Please see the property information sheet contained within the application.

All of the properties surrounding this site are also zoned CT and contain residential uses behind this property that front Charles Street and commercial uses such as the Kenmore Inn and the office building located at 1210 Princess Anne Street. A single residence is located directly across the street.

The beauty shop is proposed to be operated during the hours of 9:00 am and 5:00 pm from Monday through Saturday. The shop will be closed on Sunday and most Monday's. The applicant states that the shop will stay open on Tuesday's and Thursday's until 8:00 pm for the convenience of those clients who travel further away to work.

Ms. Dunwoody employees six employees while not all work every day as their schedules vary and that they may work as little as three days and as many as five. Ms. Dunwoody is the only full time employee.

It is anticipated that the main market area for the beauty shop will be city residents and visitors.

Special use permits are evaluated utilizing the criteria contained within section 14-704 of the Zoning Ordinance and they include:

- (c) The proposed special use at a specified location shall be:
  - (4) In harmony with the adopted comprehensive plan;
  - (5) In harmony with the purpose and intent of the zoning district regulations;
  - (6) In harmony with the existing uses or planned uses of neighboring properties.
- (d) The proposed special use and related improvements shall be designed, sited, landscaped and otherwise configured such that the use will not hinder or discourage the appropriate development or use of adjacent, neighboring or community land and structures, or impair the economic, social or environmental value thereof.

**(1) In harmony with the adopted comprehensive plan.**

The future land use map contained within the Comprehensive Plan designates this property as Office/Transitional in Land Use Planning Area 7: Downtown Neighborhoods. The surrounding properties are designated in the same manner and lie within the same Land Use Planning Area.

The Plan does not provide specific language for this property but the application will assist in fulfilling recommendation #3: Work with property owners to redevelop selected site without adversely impacting residential neighborhoods. Although technically not a redevelopment project it is nonetheless infilling a vacant building in an important corridor. The building was previously used as an office and has been vacant during at least the past six months.

One goal is partially applicable to this use and it includes:

**Goal 4:**

Downtown will include a well balanced mix of businesses, residences, services, arts, recreational and historical assets, and include government services, including courts, city offices, and postal services.

**(4) In harmony with the purpose and intent of the zoning district regulations.**

The intent section of the C-T district states that the district is established to provide for the location of predominantly non-retail uses in a low intensity manner such that they can be employed as transitional land uses between residential neighborhoods and higher intensity uses.

The corresponding uses permitted by right and by special use permit are listed because they contribute towards meeting the intent of the district. Residential and less intense commercial uses are included are permitted by special use because such uses could be appropriate in certain neighborhoods in the City and would maintain the character of the block on which it is located. The proposed facility fits within the intent section of the CT district as it is a use which will be compatible with the surrounding residential and commercial uses in the area. A beauty shop will assist in meeting the goal of supporting a mix of uses in the downtown and downtown neighborhood areas as well as expanding opportunities for nearby business and residents to walk to nearby personal service establishments, thus reducing traffic and parking needs.

Pedestrian access is provided by the surrounding sidewalk system on Princess Anne Street as well as the surrounding streets including Amelia, Charles and Lewis. In addition, it is likely that some patrons of the hair salon will walk to other businesses in downtown thus avoiding having to drive to their destinations.

Even though no exterior renovations are proposed to the building at this time, the building, although not historically significant, will maintain the street profile along Princess Anne Street which reinforces the character of the corridor.

**(5) In harmony with the existing uses or planned uses of neighboring properties.**

The area abutting this property contains various commercial uses such as an Inn with a restaurant, offices and a church. The beauty shop use will compliment those uses as it is possible and likely in some cases that a patron visiting the shop will also patronize other businesses in the immediate downtown.

Staff is unaware of any additional proposed development in the area.

**(b) The proposed special use and related improvements shall be designed, sited, landscaped and otherwise configured such that the use will not hinder or discourage the appropriate development or use of adjacent, neighboring or community land and structures, or impair the economic, social or environmental value thereof.**

The use of the property for the proposed use will not alter the exterior of the building or the site. On the other hand, it will provide additional activity in the area; improve an underutilized and vacant building as well as provide an opportunity for businesses and residents to walk to nearby personal service establishments, thus reducing traffic and parking needs.

Based upon the application meeting the criteria noted above, staff recommends approval of the special use permit with the following conditions:

1. That the proposed use shall commence business within one year of the date of the adoption of the City Council Resolution.
2. That the hours of operation be during the hours of 9:00 am and 5:00 pm Monday through Saturday with the exception of Tuesday's and Thursday's with a closing time of 8:00 pm.
3. That the use of the property be in substantial accordance with the application and supporting documents dated April 28, 2010.

Ms. Dunwoody, applicant, said she wants to beautify the subject property and move her business back to Fredericksburg.

There was no public comment on this item and the Commission had no questions of the applicant.

Mr. McAfee closed the public hearing on this item.

7. Comprehensive Plan Amendment- This is a proposal to amend the 2007 Comprehensive Plan to note the general location of a relocated Fire Station number 1. The Virginia Code requires the adopted Comprehensive Plan control the general or approximate location, character and extend of new public facilities. No new facility shall be established or constructed until its general location or approximate location, character and extent is either shown in, or consistent with the Comprehensive Plan. The proposed amendment will amend the Policies in Chapter 9: Public Facilities and Services; amend the Recommendations in Land Use Planning Area 6: Downtown Neighborhoods and amend the Recommendations in Land Use Planning Area 7: Downtown.

Mr. Ocel said this is a request to amend the Comprehensive Plan to note the possible relocation of Fire Station #1 within Planning Area 6: Downtown Neighborhoods as required by Virginia Code Section 15.2-2232.

The staff report sets forth background information to assist the Planning Commission's deliberations on the proposed Comprehensive Plan amendment. Commission members and staff held a worksession to discuss the amendment with the Fire Chief after the Council referred this matter to the Planning Commission. Specifically, the City Council directed the Planning Commission to prepare the required amendment(s) to the Comprehensive Plan to note the relocation of Fire Station #1 in order to construct a new municipal court building at its current site. Pursuant to Virginia Code section 15.2-2229, the Planning Commission must hold a public hearing and then recommend Plan language to the City Council.

The redevelopment of the property that contains Fire Station #1 provides an opportunity to advance the construction of a new municipal court facility in the core downtown area. The construction of a new court building in the core downtown area is noted in several chapters in the



Plan including Chapter 3: Downtown, Chapter 9: Public Facilities and Services. Relocating Fire Station #1 will assist in meeting the goals of the Plan in regard to the construction of a new court facility.

### **Chapter 3: Downtown**

#### **Goal 2: Downtown Serves as Center for Commerce, Culture and Community**

The core downtown area will continue to serve as a center of commerce, culture, and community, government, courts, and the post office, and will increasingly generate revenues to ensure the economic stability and longevity of the City.

#### **Goal 4: Well-Balanced Mix of Uses**

Downtown will include a well-balanced mix of businesses, residences, services, arts, recreational and historical assets, and include government services, including courts (to remain downtown), City offices, and postal services.

**Policy 9:** Continue to maintain public facilities, public services, and public uses within downtown, such as courts and other civic uses.

**Initiative 8:** Maintain and update, as appropriate, design guidelines that articulate expectations for the form and nature of new development in downtown.

### **Chapter 9: Public Facilities and Services**

**Policy 1:** Keep existing public services that are located downtown in downtown. And all City facilities located in downtown will be maintained in public use over the long-term.

**Initiative 3:** Adopt a courts improvement plan for modernizing the City courts or constructing a new courts facility, keeping the courts in the core downtown area. This needs to be a capital improvements project.

Based on the foregoing Plan goals, policies and initiatives and the Council's plan to construct a new municipal court facility on the property currently being occupied by Fire Station #1 staff recommends that the Planning Commission consider the following four amendments to the Comprehensive Plan that will permit the relocation of Fire Station #1.

1. Amend Land Use Planning Area 6: Downtown Neighborhoods by adding the following recommendation:
  9. Support relocation of Fire Station #1 to this planning area if the fire station is moved from its present location in the downtown if that property is needed for a new court facility.
2. Amend Land Use Planning Area 7: Downtown by amending recommendation #9 in the following manner;
  9. Explore the feasibility of relocating Fire Station #1 in order to redevelop the site for a new court facility. Any relocation of the fire station will require the maintenance or enhancement of acceptable levels of service in such areas as response times.
3. Amend Chapter 9: Public Facilities and Services by amending policy #1 and adding a new policy #22 in the following manner:
  1. Keep existing public services that are located downtown in the downtown to the extent possible. Any relocation of public services should provide equal or better levels of service to the service area.

22. Relocate Fire Station #1 if its current location is deemed to be the preferred site for the construction of the new municipal court facility.

4. Amend Chapter 9: Public Facilities and Services by adding a new initiative #18.

18. Pursue development of a new municipal court facility where Fire Station #1 is located and relocate the fire station within Planning Area 6.

Mr. McAfee clarified for the record that in writing the 2001 Comprehensive Plan, there was no discussion pertaining to relocation of the Fire Department because there was no reason to at that time. He asked Mr. Ocel if this was correct.

Mr. Ocel said yes, this was correct.

Mr. McAfee said that the amendment then is just to write into the plan that we (the City) are now planning to move it.

Mr. Ocel said this was correct and noted that it would only happen at this time if City Council moves forward with the plan to rebuild the court facilities.

There was no public comment and no further questions of the Commission.

Mr. McAfee closed the public hearing on this item.

#### **UNFINISHED BUSINESS/ACTION ITEMS**

8. Request to approve an application to erect three pole mounted signs on existing poles at the Olde Silk Mill, located at 1707 Princess Anne Street.

Mr. Whelan recused himself from discussion and vote on this item due to conflict of interest.

The Inn at the Olde Silk Mill located at 1707 Princess Anne Street has submitted an application to erect three signs along its street frontage. The Princess Anne Street Gateway Corridor Overlay District and associated design guidelines for this district make it necessary for the Planning Commission to review and approve signs that are subject to view from the Gateway Corridor public right-of-way.

The property is zoned Commercial Highway and is located in the Mill District within the Overlay. The property is very visible from Princess Anne, Caroline and Herndon Streets. The Inn is situated off of the street and contains a parking area between the building and Princess Anne Street. In addition to the Inn, the building contains several commercial businesses.

The designation of any property lying within the Overlay District is in addition to, and not in lieu of, the underlying zoning district classification. In this case, the signs must comply with the section of the Zoning Ordinance that governs the Princess Anne Street Corridor Overlay, Division 27.1.

In issuing a certificate of appropriateness, the Planning Commission shall consider only those design features subject to view from the gateway corridor public right-of-way and shall not impose any requirements except for the purpose of encouraging development or changes that are compatible with the standards set forth in the Princess Anne Street Historic Corridor Overlay District Design Guidelines. The Commission shall base its decisions on the following:

1. The extent to which an application complies with the standards set forth in the guidelines.

2. The appropriateness of the design, scale, mass, of the proposed building, structure, or sign.

### **3.5.3 Types of signs**

Although free standing signs are discouraged, they are appropriate in situations where the building is not located on or close to the right-of-way so that a sign located on the building would not be easily seen.

There are signs on the building, specifically on the awnings but they are difficult to see as they are obscured by the street trees located along Princess Anne Street. The small signs proposed would be placed on two exiting short light posts and on a pole near the flag pole. The proposed signs appear to meet these criteria.

### **3.5.6 Sign lettering and symbols**

Lettering of signs should not exceed 12 inches in height and the proposed lettering is 4"-5".

### **3.5.7 Materials**

The signs are proposed to be made of MDO synthetic wood, a material that is similar to wood and difficult to tell the difference between real wood and the proposed synthetic wood. Wood is one of the materials listed as an appropriate material.

### **3.5.8 Illumination**

Two of the signs will be mounted on existing light poles so their light source will be from the existing light fixtures and the sign mounted on the pole near the flag pole is lit by a nearby street light. Therefore, no new lighting is proposed.

These guidelines recommend using subtle lighting and the existing lighting meets this standard.

Mr. Ocel said that staff recommends that the application be approved as submitted.

Mr. McAfee said he had noted that when he received his Commission packet that the staff report did not have a cover letter or official application attached to it as other applications that come before them. He said he has since learned that an "application" had indeed been filed out and that it exists within the Building and Development Services office. He asked that it be made part of the record/file.

There was no further comment on this item.

Mr. McAfee called for a motion.

Mr. Ramoneda made a motion to recommend approval of the sign application request.

Mr. Mitchell seconded the motion.

Motion carried by a vote of 4 – 0.

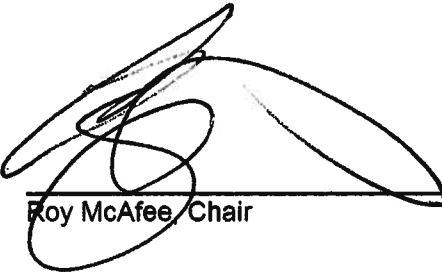
## **OTHER BUSINESS**

### **Planning Commissioner Comment**

- Mr. McAfee informed Commissioners of an article he had recently read regarding supermarkets showing up in urban areas as anchors. He said he would have the article forwarded to each Commissioner for their review.

**Planning Director Comment**

- Mr. Ocel said the Commission would be having another application coming before them to allow a sign in the Princess Anne Street Corridor Overlay and that this would be placed on the July 28<sup>th</sup> Agenda since no public hearing is required. The business is located at the old Captain Sid's restaurant.
- Mr. Ocel said there are no applications for an August PC meeting and informed Commissioners that the City Council will not meet again until August 24, 2010.
- City Council reviewed the Summerfield SUP application again on July 13<sup>th</sup>, and still has some reservations regarding the application. Action on this application has been deferred until the end of August.
- Dr. Gratz asked if the applicant for the old Captain Sid's restaurant has offered to do anything to beautify that property. Mr. Ocel said he was not aware of anything being offered.

**ADJOURNMENT**

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Roy McAfee, Chair